



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

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**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, MAY 23, 2016, 7:00 PM  
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

**MEMBERS PRESENT:** Chairman Arlo Hoffman, Vice Chairman Bill Hogan, Robert Sandberg, Jr., Ricci Hirth, Sean Kelly, and Alternate F. Michael Francis

**MEMBERS ABSENT:** Secretary Carol Strom, Robert Hoffman, and Alternate James Prichard

**STAFF PRESENT:** Lisa M. Houlihan, Town Planner and Troy M. Ciesco, Recording Clerk

**I. CALL TO ORDER:**

Chairman Arlo Hoffman called the May 23, 2016 regular meeting of the Planning and Zoning Commission to order at 7:00 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

**II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):** None

**III. PUBLIC HEARINGS:**

1. Z2016011 – Patrick Kelly, owner/applicant, request for a Special Permit for more than 3 garages (2 existing) on property located at 6 Olde Farms Road, APN 063-059-0000, in an RAR (Rural Agricultural/Residential) Zone.

**TIME:** 7:00 PM

**SEATED:** Hoffman, Hogan, Hirth, Kelly, Sandberg, Francis

Patrick Kelly was present to represent the application. He described the proposed location of the garage and explained that he is purchasing land from his neighbor in order to place the garage in the proposed area.

Chairman Hoffman asked about the proposed use of the building. Mr. Kelly stated that he will use it for storage for his antique cars and a place to park his pickup truck. Mr.

Kelly stated that it will not be used for business purposes in response to another inquiry from Chairman Hoffman.

**MOVED (FRANCIS) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201611.**

**MOVED (HOGAN) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO APPROVE WITH CONDITIONS Z201611 – Patrick Kelly, owner/applicant, request for a Special Permit for more than 3 garages (2 existing) on property located at 6 Olde Farms Road, APN 063-059-0000, in an RAR (Rural Agricultural/Residential) Zone.**

**CONDITIONS:**

- 1. Detached building shall not be used for commercial or dwelling purposes.**
2. Z201613 – Ryan Brown, owner/applicant request for a Special permit for more than 3 garages (2 existing) in association with the construction of a 32' x 24' detached garage with a 10' x 20' carport and associated improvements on property located at 9 Crystal Ball Court, APN 148-071-0006 in a LR (Lake Residential) Zone.

**BY CONSENSUS, THE COMMISSION TABLED THE OPENING OF THE PUBLIC HEARING TO JUNE 27, 2016, 7 PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR Z201613 – Ryan Brown, owner/applicant request for a Special permit for more than 3 garages (2 existing) in association with the construction of a 32' x 24' detached garage with a 10' x 20' carport and associated improvements on property located at 9 Crystal Ball Court, APN 148-071-0006 in a LR (Lake Residential) Zone.**

**BY CONSENSUS, THE COMMISSION AGREED TO CONSIDER ITEMS 3 AND 4 TOGETHER.**

3. S201602 – Henry Aberle, Jr. Estate, owner/applicant, for a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone.
4. Z201614 – Henry Aberle, Jr. Estate, owner/applicant, request for a Special Permit for 2 rear lots in association with a 13-lot subdivision known as Aberle Farm Estates on property located at 175 Mountain Street, APN 047-035-0000 in an R (Residential) Zone.

**TIME: 7:05 PM**

**SEATED: Hoffman, Hogan, Hirth, Kelly, Francis**

**Commissioner Sandberg recused himself from consideration of this application.**

Chairman Hoffman disclosed his relationship with the owner and stated that he has no financial gain or personal interest in this application, and that he felt he could consider the application without a conflict.

Rachel Dearborn of Landmark Surveys and Jim Luczak of Civil Solutions were present to represent the application. Ms. Dearborn described the location and layout of the 13-lot subdivision. She noted that the density factor would allow for 19 lots but the sewer capacity does not support that many at this time. She further explained that there have been discussions about getting additional sewer allocation from a neighboring property.

Ms. Dearborn showed the area which has been proposed for open space, which the developer would like to satisfy with an agricultural easement over three acres on lot 13. She stated that the alternative would be a fee-in-lieu-of open space and that the Conservation Commission has not yet made a recommendation.

Commissioner Hogan asked if lot 13 would be split into additional lots. Ms. Dearborn stated that such is not the intention at this time. Commissioner Hogan expressed concern over the number of lots in the subdivision that looked like rear lots in that they are behind neighboring properties. Lisa Houlihan, Town Planner, noted that the subdivision includes two rear lots as defined in the Zoning Regulations.

The applicant, commission, and staff briefly discussed the sewer allocation and the role of the Water Pollution Control Authority as it relates to this property.

Peter Hany, 203 Mountain Street, expressed his support for the application.

Steve Ziter, 209 Mountain Street, asked about the location of the driveway on Ellington Avenue. Ms. Dearborn explained that the safest location for access and sightlines would be confirmed at the site development stage.

Ms. Houlihan noted that the application still needs approval from the Inland Wetlands Agency and the Water Pollution Control Authority, along with a recommendation on the open space from the Conservation Commission.

Commissioner Hogan expressed his concern that lot 13 would be further subdivided. Ms. Dearborn stated that the developer hopes to maintain the area as an agricultural field.

**MOVED (HOGAN) SECONDED (FRANCIS) AND PASSED UNANIMOUSLY TO CONTINUE THE PUBLIC HEARINGS TO THE NEXT REGULAR MEETING ON JUNE 27, 2016, 7PM, TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT, FOR S201602 AND Z201609.**

5. Z201609 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14-3(B) – Farm Stores and Section 10.2 – Definitions. **(CONTINUED FROM THE APRIL 25, 2016 MEETING)**

**TIME:** 7:35 PM

**SEATED:** Hoffman, Hogan, Hirth, Kelly, Sandberg, Francis

Ms. Houlihan recapped the discussion on this application from the previous meeting. Commissioner Hogan asked if a farm store needs to be on farmland. Ms. Houlihan

stated that the updated text amendment states that farm stores must be on properties that are greater than three acres.

Commissioner Francis expressed concern over the reduction in the amount of products that must come from the owner's farm. Ms. Houlihan noted that some of the changes were made based on the recommendations from the Connecticut Farm Bureau. Further discussion ensued on the required amount of farm products as a percentage of gross sales and the concern that farm stores would evolve into convenience stores.

Commissioner Hogan pointed out that "agricultural goods" should be changed to "farm products" to maintain consistency throughout the amendment.

Frank Cicciarella, 144 Webster Road, expressed his support for the amendment and noted that farm stores he has visited do not appear to turn into convenience stores.

**MOVED (SANDBERG) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201609.**

**MOVED (HOGAN) SECONDED (HIRTH) AND PASSED UNANIMOUSLY TO APPROVE WITH MODIFICATIONS Z201609 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14-3(B) – Farm Stores and Section 10.2 – Definitions.**

**EFFECTIVE DATE: June 15, 2016**

6. Z201612 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14 – Agricultural Uses to consider the keeping of backyard poultry and beehives, and to modify standards for keeping of horses.

**TIME: 8:05 PM**

**SEATED:** Hoffman, Hogan, Hirth, Kelly, Sandberg, Francis

Ms. Houlihan read from her staff report and described the amount of inquiries the Planning Department receives from residents regarding the keeping of backyard poultry, particularly chickens. She read a letter into the record from Steve Warner, 121 Tripp Road, expressing his support for the amendment.

The commission and staff decided to address the regulation piece-by-piece for clarity. Troy Ciesco, Land Use Technician, began with the modifications to the standards for the keeping of horses. He explained that the amendment would allow for properties with three acres to have two horses, instead of one, for the purpose of ensuring any property which is allowed horses can maintain a proper herd dynamic and provide companionship. There was no objection to this modification.

The commission and staff next addressed the keeping of bees. Mr. Ciesco explained the text was based on academic research on beekeeping regulations and the

regulations from the Town of Killingly. He stressed the importance of requiring an on-site source of water for bees.

Commissioners Francis and Hirth pointed out that their research uncovered that beehives should generally face east, so limiting the direction which they can face was unreasonable. That portion of the regulation was removed.

Commissioner Sandberg stated that he keeps bees on his properties and that the 25 foot setback on a 20,000 square foot lot seems too restrictive. The commission and staff discussed the appropriate lot size and setback requirements. It was decided to increase the minimum lot size to 30,000 square feet and require a 10 foot setback from property lines, in addition to a minimum setback of 25 feet from a dwelling on an abutting property.

The discussion moved to the keeping of backyard poultry. Mr. Ciesco briefly reviewed the contents of the regulation amendment. Commissioner Sandberg noted that peacocks could be a nuisance on small residential lots, so they were added to the list of poultry that are not permitted on lots under three acres.

Discussion ensued on the research conducted by the Planning Department to arrive at the proposed regulation amendment.

Teri Firetto, 33 Hoffman Road, expressed her support for the application. She pointed out that 2 cubic yards of manure was a large amount to permit for poultry. The section on waste management was clarified to state that waste is a combination of manure and bedding. She also noted that guinea hens are quite loud and could be a nuisance on smaller residential lots. Guinea hens were added to the list of poultry that are not permitted on three acres.

Pamela Johnson, 12 Highland Oak Drive, opposed the regulation amendment and expressed concern about the noise and smell of chickens on neighboring properties and their potential to impact her well. She stated that her neighbor has gotten twenty chickens and four roosters recently. Mr. Ciesco explained that the keeping of that many poultry would not be permitted under this regulation and asked Ms. Johnson to contact the Zoning Enforcement Officer for further discussion.

Deanna and Kristen Wambolt of 106 and 108 Webster Road expressed their support for the application.

Commissioner Hogan noted that not allowing enclosures such as fenced areas over septic systems seemed to be overly restrictive. The text was clarified to read that structures are not permitted over septic systems and that structures and enclosures are not permitted over wells.

**MOVED (FRANCIS) SECONDED (SANDBERG) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR Z201612.**

**MOVED (HOGAN) SECONDED (KELLY) AND PASSED UNANIMOUSLY TO APPROVE WITH MODIFICATIONS Z201612 – Ellington Planning and Zoning Commission, applicant for proposed amendments to the Ellington Zoning Regulations to modify Section 7.14 – Agricultural Uses to consider the keeping**

of backyard poultry and beehives, and to modify standards for keeping of horses.

**EFFECTIVE DATE: June 15, 2016**

**IV. OLD BUSINESS:**

1. Z200522 – Request from T&M Building Co for a performance bond reduction to \$384,800 for the development known as Center Village on the south side of Maple Street, APN 073-014-0000. **(CARRIED FORWARD FROM THE APRIL 25, 2016 REGULAR MEETING)**

Ms. Houlihan read the letter from Jim Thompson, Town Engineer, recommending the reduction of the bond to \$102,874.00. Bill Prokop of T&M Building Co was present and concurred with the content of the letter.

**BY CONSENSUS, THE COMMISSION APPROVED Z200522 – Request from T&M Building Co for a performance bond reduction to \$102,874.00 for the development known as Center Village on the south side of Maple Street, APN 073-014-0000, in accordance with the Town Engineer's letter dated May 23, 2016.**

**V. NEW BUSINESS:**

1. S200515 – Request from Frank Ciciarella for a waiver of the post-approval requirement of a Certificate of Title for conveyances to the town in association with a 4-lot subdivision on the west side of Webster Road.

Frank Ciciarella stated that Bank of America currently holds a mortgage on his property, and explained that they have refused to subordinate their mortgage to the town's interests, which is required to complete a Certificate of Title. He further explained that a refinance of his loan is not economically feasible at this time.

Ms. Houlihan described the post-approval requirements and noted that the Certificate of Title is the last requirement. She stated that the Planning and Zoning Commission holds the authority to grant a waiver to the Certificate of Title requirement.

**BY CONSENSUS, THE COMMISSION AGREED TO GRANT S200515 – Request from Frank Ciciarella for a waiver of the post-approval requirement of a Certificate of Title for conveyances to the town in association with a 4-lot subdivision on the west side of Webster Road.**

2. Z200608 – Request from William Libby for an extension to May 22, 2020 of Site Plan Approval for the development of storage units on property located at 117 Stafford Road, APN 148-087-0000 in a C (Commercial) Zone.

Ms. Houlihan reviewed the state statute which covers the extension of site plan approvals. Chris Libby was present and explained that they need more time to implement the plan due to the economic downturn.

**BY CONSENSUS, THE COMMISSION APPROVED Z200608 – Request from William Libby for an extension to May 22, 2020 of Site Plan Approval for the development of storage units on property located at 117 Stafford Road, APN 148-087-0000 in a C (Commercial) Zone.**

3. Z201615 – Jason and Diana Reutter, owner/applicant, request for a Special Permit for the construction of more than 3 garages in association with the construction of a single-family home with an attached 2-car garage and a detached 3-car garage, and for a home occupation not in compliance with Section 7.7 for the keeping of a truck and trailer for business purposes on property located at 144 Webster Road, APN 165-003-0004 in an RAR (Rural Agricultural/Residential) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
4. Z201616 – Nutmeg Industrial Park, LLC owner/applicant, request for a Special Permit and site plan modification for additional light industrial uses on property located at 10 Nutmeg Drive, APN 017-022-0006 in an I (Industrial) Zone. **(RECEIPT AND SCHEDULING OF HEARING)**
5. Z201617 – Sadds Mill Associates, LLC, owner/applicant, request for a Special Permit and site plan modification to an existing earth excavation permit on property located on the north side of Sadds Mill Road, APNS 088-001-0000; 100-009-0000; 100-011-0000; 101-003-0000; and 101-001-0000 in RAR and I (Rural Agricultural/Residential and Industrial) Zones. **(RECEIPT AND SCHEDULING OF HEARING)**

**BY CONSENSUS, THE COMMISSION RECEIVED Z201615, Z201616, AND Z201617 AND SCHEDULED PUBLIC HEARINGS FOR THE NEXT REGULAR MEETING.**

**BY CONSENSUS, THE COMMISSION ADDED TO THE AGENDA, RECEIVED, AND SCHEDULED PUBLIC HEARINGS FOR THE NEXT REGULAR MEETING FOR THE FOLLOWING APPLICATIONS:**

**Z201618 – Ronald Scherick, owner/Michael and Luann Hoffman, applicant, request for a Special Permit and site plan modification for a bakery and associated signage, parking, and improvements on property located at 238 Somers Road, APN 064-028-0000 in a PC (Planned Commercial) Zone.**

**S201603 – Sandra Gottier, owner/Todd Gottier, applicant, for a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone.**

**Z201619 – Sandra Gottier, owner/Todd Gottier, applicant, request for a Special Permit for a rear lot in association with a 3-lot resubdivision on property located at 34 Minor Hill Road, APN 150-034-0000 in an RAR (Rural Agricultural/Residential) Zone.**

**VI. ADMINISTRATIVE BUSINESS:**

1. Approval of the April 25, 2016 Meeting Minutes.

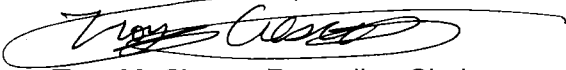
**MOVED (HOGAN) SECONDED (KELLY) AND PASSED (HOFFMAN ABSTAINED)  
to APPROVE the April 25, 2016 Meeting Minutes as written.**

2. Correspondence: NONE

**VII. ADJOURNMENT:**

**MOVED (KELLY) SECONDED (HOGAN) AND PASSED UNANIMOUSLY TO  
ADJOURN THE PLANNING & ZONING COMMISSION REGULAR MEETING AT  
9:06 PM.**

Respectfully submitted:



Troy M. Ciesco, Recording Clerk



## Additions are underlined

Deletions are ~~struck through~~, otherwise as currently adopted  
Text as discussed and modified at the 5-23-16 PZC Meeting  
APPROVED 5-23-16; EFFECTIVE 6-15-16

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### **Section 7.14 Agricultural Uses**

**7.14.1 Statement of Purpose.** Agriculture has played and continues to play a significant role in Ellington. It enhances the quality of life for residence and is a strong element of Ellington's diverse community character. It is the purpose of this regulation to promote the economic and operational viability of agricultural businesses, to support programs that preserve farming and farmland, and to allow more flexible farm use regulations.

**7.14.2 Permitted Uses:** Any reference to minimum or maximum lot size shall be construed to mean contiguous acreage under single ownership and/or leasehold in any zone. Agricultural uses shall not be permitted on common interest properties (e.g. condominium and apartment complexes), unless approved as a permitted accessory use or structure on a site plan approved by the commission.

*(Note: Text regarding horses previously found in Section 7.14.2.A moved to Section 7.14.2.D, Keeping of Horses)*

**A. Agriculture.** All uses in Section 7.14 shall require a minimum of 3 acres, unless a minimum acreage is specifically defined.

*(Note: No changes proposed to Sections 7.14.2.B and 7.14.2.C as part of this regulation amendment)*

#### **D. Keeping of Horses:**

- a. **Applicability:** This section shall apply to the keeping of horses, donkeys, ponies, miniature horses, and similar members of the equine family, and any reference to "horse" shall be inclusive of all of these animals.
- b. **Minimum lot size:** A property must have at least 3 contiguous acres in order to keep horses.
- c. **Number of horses and other equine:** A property with at least 3 contiguous acres may keep 2 horses or equine. An additional horse may be kept for each additional acre of contiguous land (e.g., a property with 4 acres may keep 3 horses). For the purposes of calculation, acreage shall be rounded down to the nearest acre (e.g. a property with 5.6 acres may keep 4 horses).
- d. **Structures for the Keeping of Horses:** All structures and enclosures for the keeping of horses shall comply with the requirements of Section 7.14.2.B and/or Section 7.14.3.A, as applicable.

#### **E. Keeping of Backyard Poultry:**

- a. **Applicability:** Backyard poultry shall include chickens, ducks, turkeys, and other birds of similar mature size, but not guinea hens, peacocks, emus or ostriches. Farms shall have no limit on the number of poultry that may be kept.
- b. **Minimum Lot Size:** A property must be greater than or equal to 20,000 square feet in order to keep backyard poultry.
- c. **Number of Poultry:** A property which meets the minimum lot size may keep up to a maximum of 8 backyard poultry.
- d. **Roosters:** Roosters are not permitted on property which has less than 3 acres.
- e. **Management:** Backyard poultry shall be suitably contained on the premises at all times. Free range backyard poultry are prohibited.
- f. **Setbacks and Permitting Requirements:**
  - i. Structures less than 200 square feet and enclosures (such as fenced areas) for the keeping of backyard poultry shall be a minimum of 20 feet from the side and rear

## Additions are underlined

Deletions are ~~striketrough~~, otherwise as currently adopted  
Text as discussed and modified at the 5-23-16 PZC Meeting  
APPROVED 5-23-16; EFFECTIVE 6-15-16

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property lines and 50 feet from the front property line, or meet the setbacks of the underlying zone (whichever is greater). These structures and enclosures shall not require a Zoning Permit, but all owners of backyard poultry shall submit a written statement to the Zoning Enforcement Officer certifying compliance to these regulations.

- ii. Any structure for the keeping of backyard poultry that is greater than or equal to 200 square feet shall require review in accordance with Section 7.14.2.B or Section 7.14.3.A, as applicable.
- g. **Waste Management:** The storage and management of waste (e.g. a combination of manure and bedding) for backyard poultry shall be in accordance with the Public Health Code, as amended. In no case shall waste be located closer to property lines than the minimum setback requirements for structures and enclosures for the keeping of backyard poultry and shall not exceed 2 cubic yards at any given time.
- h. **Site Suitability and Impact:** In order to minimize potential adverse impacts, the following shall apply:
  - i. Sites with slopes greater than 15% shall be avoided or improved to avoid heavy surface water runoff, soil erosion, sedimentation or hazardous conditions for keeping backyard poultry.
  - ii. Structures for the keeping of backyard poultry shall not be permitted directly over land containing an on-site sewage disposal system. Structures and enclosures (such as fenced areas) shall not be permitted directly over wells.
  - iii. Proper drainage shall be provided to avoid collection of water. Water shall be diverted from poultry keeping areas; however, such water shall not pollute surface or subsurface water supplies nor shall runoff be directed to neighboring properties.

### **F. Keeping of Bees:**

- a. **Minimum Lot Size:** The keeping of bees shall be allowed on any property greater than or equal to 30,000 square feet.
- b. **Setbacks and Permitting Requirements:** Beehives shall be a minimum of 10 feet from all property lines or conform to the setback requirements of the underlying zone, whichever is greater and shall be a minimum of 25 feet from any dwelling on abutting properties.
- c. **Management:** An adequate on-site source of water for the bees shall be provided.

*(Note: No changes proposed to Section 7.14.3 as part of this regulation amendment.)*

**7.14.4 Waivers.** The commission may waive setback requirements for buildings, structures and enclosures when the subject parcel abuts a permanently protected parcel of open space or other agricultural use, and in such a case the minimum setback requirements of the underlying zone would still apply.

Additions are bolded & underlined,

Deletions are ~~strickethrough~~,

**5/19/16 revisions are shaded.**

Otherwise as adopted

APPROVED 5-23-16, EFFECTIVE 6-15-16

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### 7.14.3 SPECIAL PERMIT USES:

B. Farm Store ~~when a minimum of 3 contiguous acres under single ownership and/or leasehold in any zone~~ and subject to the following standards:

1. At least 50 20% of gross product sales shall be from ~~agricultural goods~~ **farm products** produced on the owner's farm or processed products made from raw materials ~~that were produced on the owner's farm, and an additional~~ **20% of gross product sales from Connecticut-Grown farm products or products made from raw materials produced from Connecticut-Grown farm products for at least three of the immediately preceding five years. Farm products produced on land owned by the owner of the farm store separate from the farm store land or processed products made from raw materials on other land owned by the owner of the farm store separate from the farm store land shall be counted towards meeting minimum gross product sales.**
2. Adequate off-street parking and safe ingress and egress is provided to ensure public safety. A reasonable parking area not to exceed three square feet for every one square foot of store area (where products are displayed for sale whether inside or outside of a structure), shall be provided. Permeable parking surfaces are recommended.
3. **Farm stores may be used to support farmers' market activities, promote agricultural ideals, and host agricultural related workshops.**
4. **Farm stores may include kitchen facilities for the preparation and sale of food for consumption on or offsite and shall be subject to approval from the Health Officer and in accordance with applicable federal, state and local codes.**

### 10.2 DEFINITIONS:

**Connecticut Grown Products. Produce and other farm products that have a traceable point of origin within Connecticut.**

**Farm products. Any fresh fruits, vegetables, mushrooms, nuts, shell eggs, honey or other bee products, maple syrup or maple sugar, flowers, nursery stock and other horticultural commodities, livestock food products, including meat, milk, cheese and other dairy products, food products of aquaculture, as defined in subsection (q) of section 1-1, including fish, oysters, clams, mussels and other molluscan shellfish taken from the waters of the state or tidal wetlands, or products from any tree, vine or plant and their flowers, or products made from raw materials that have been processed with Connecticut-Grown products, including, but not limited to, baked goods.**

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### 7.14.3 SPECIAL PERMIT USES:

- B. Farm Store** when a minimum of 3 contiguous acres under single ownership and/or leasehold in any zone and subject to the following standards:
1. At least 20% of gross product sales shall be from farm products produced on the owner's farm or processed products made from raw materials produced on the owner's farm, and an additional 20% of gross product sales from Connecticut-Grown farm products or products made from raw materials produced from Connecticut-Grown farm products. Farm products produced on land owned by the owner of the farm store separate from the farm store land or processed products made from raw materials on other land owned by the owner of the farm store separate from the farm store land shall be counted towards meeting minimum gross product sales.
  2. Adequate off-street parking and safe ingress and egress is provided to ensure public safety. A reasonable parking area not to exceed three square feet for every one square foot of store area (where products are displayed for sale whether inside or outside of a structure), shall be provided. Permeable parking surfaces are recommended.
  3. Farm stores may be used to support farmers' market activities, promote agricultural ideals, and host agricultural related workshops.
  4. Farm stores may include kitchen facilities for the preparation and sale of food for consumption on or offsite and shall be subject to approval from the Health Officer and in accordance with applicable federal, state and local codes.

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**Connecticut Grown Products.** Produce and other farm products that have a traceable point of origin within Connecticut.

**Farm products.** Any fresh fruits, vegetables, mushrooms, nuts, shell eggs, honey or other bee products, maple syrup or maple sugar, flowers, nursery stock and other horticultural commodities, livestock food products, including meat, milk, cheese and other dairy products, food products of aquaculture, as defined in subsection (q) of section 1-1, including fish, oysters, clams, mussels and other molluscan shellfish taken from the waters of the state or tidal wetlands, or products from any tree, vine or plant and their flowers, or products made from raw materials that have been processed with Connecticut-Grown products, including, but not limited to, baked goods.